

Proposal to Locate Joycare on St. Aidan's property at 2419 Colorado Ave.

Background

- Joycare Daycare Center began at St. Aidan's in 1991 as a YMCA infant/toddler daycare program housed at St. Aidan's. In 1993, the YMCA got out of the infant/toddler daycare business and the program continued as a partnership between St. Aidan's and Joycare, using the Diocese of Colorado IRS 501(C)(3) exemption. In 2005, Joycare relocated to First Christian Church on 28th Street and became a separate not-for-profit corporation with its own 501 (C)(3) exemption. In 2007, First Christian Church decided to sell and move to a smaller facility which did not have space for Joycare. Since that time we have looked at dozens of relocation options in Boulder and surrounding communities. Our preference is to stay near the University of Colorado since most of our children have parents related in some way to CU (staff, students or faculty).
- In 2010, First Christian Church moved to their new location and allowed Joycare to stay in the small office building on the 28th Street property until the sale was final. Since 2007 three buyers have tried and failed to make the property work for them. In 2011, the fourth buyer emerged and it appears they will be successful in being able to tear down most of the two church buildings and put up a new facility. They plan to close on the property in December 2011 or early 2012, at which time Joycare will have to immediately move, unless we have already moved. Finding space that meets our needs and is zoned properly has been frustratingly unsuccessful.
- The property at 2419 Colorado Avenue has been and we assume still is, zoned as Transitional Business, which allows for Daycare use. St. Aidan's is about to receive a 180 day permit to tear down the existing structure at 2419, and is in need of money to perform the demolition and make the property useful for other purposes.

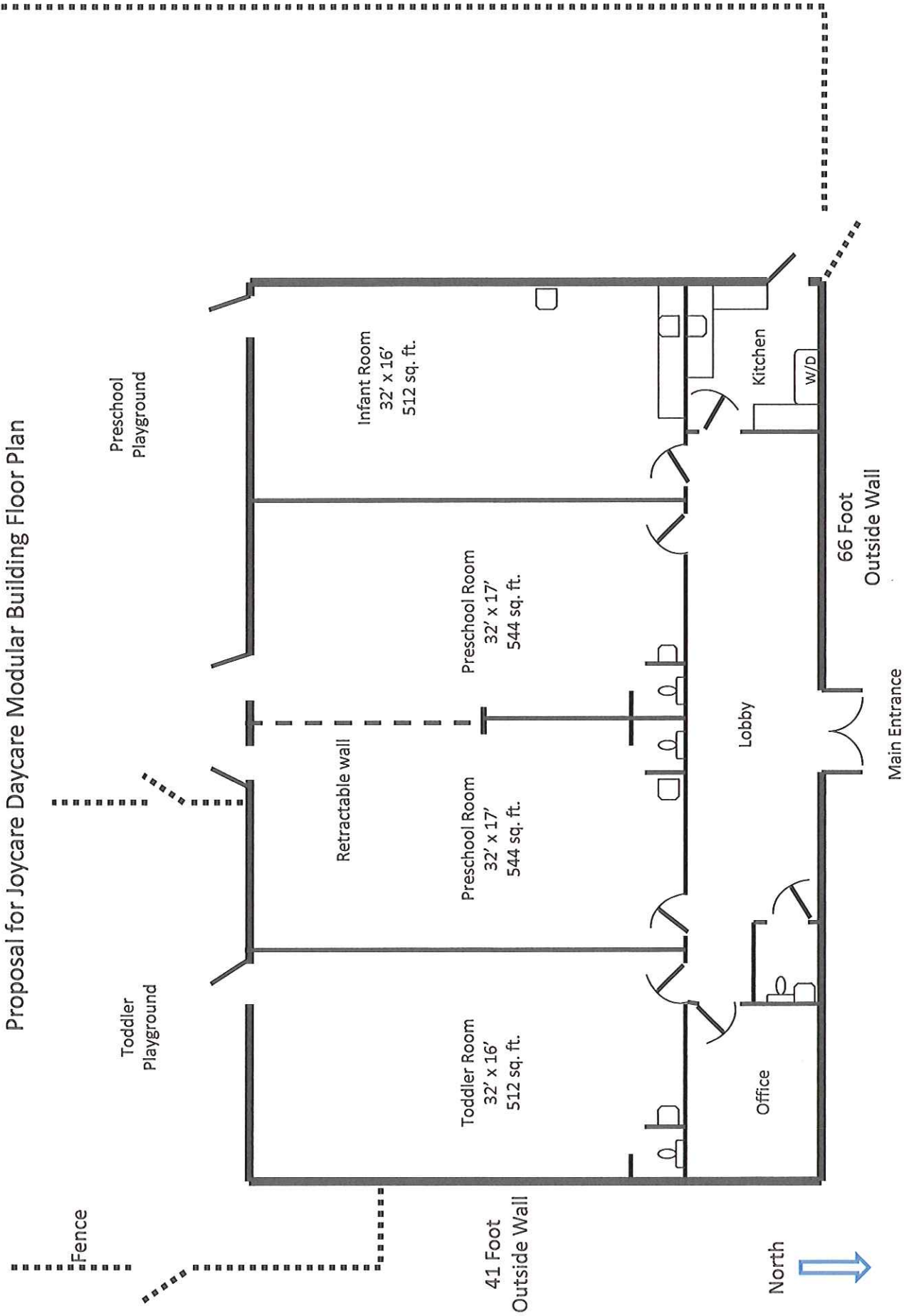
Proposal

- Joycare would like to lease the part of the 2419 lot to the South of the small ditch and locate a new modular Daycare building as well as a small paved parking lot on the site. This facility would be useable by St. Aidan's when Joycare is not open, for Church school operations during the weekend and/or weekday evenings. In exchange for allowing us to put up this modular building (we propose a five year lease with renewal options), Joycare will pay monthly rent to St. Aidan's at a rate to be determined, our own utilities, and provide our own liability and other insurance. We also believe, based on prior discussions with CU, that we can get CU to contribute toward the demolition of the existing building in exchange for Joycare reserving a certain number of spaces for CU-related children.

Advantages to St. Aidan's

- Money for demolition of the existing building and reconfiguration of the driveway entrance into the St. Aidan's parking lot, as well as on-going rental income to help offset potential parking revenue loss.
- A source of potential new church members, especially young faculty at CU.
- Saving of the current utility hookups at 2419, which will be lost unless used after the demolition.
- Eliminate the need to remove the existing driveway and curb cut south of the ditch.
- Joycare will consider special rates and reserved spaces for children of St. Aidan's staff.
- This will allow more time to develop a long term plan for the St. Aidan's campus.
- Minimal St. Aidan's resources will be needed to implement this plan.

Proposal for Joycare Daycare Modular Building Floor Plan





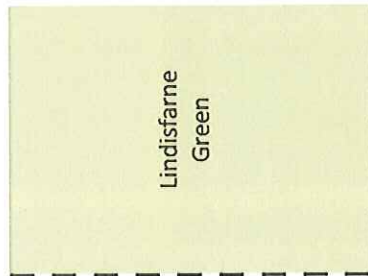
St. Aidan's Church Site Plan
As Built 5/16/2011

Scale: 1" = 50'

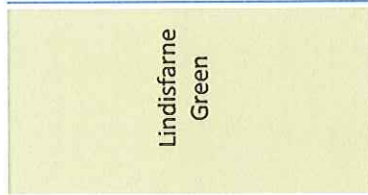
LOT LINE

Parking

Parking



Lindisfarne Green



Lindisfarne Green

Driveway



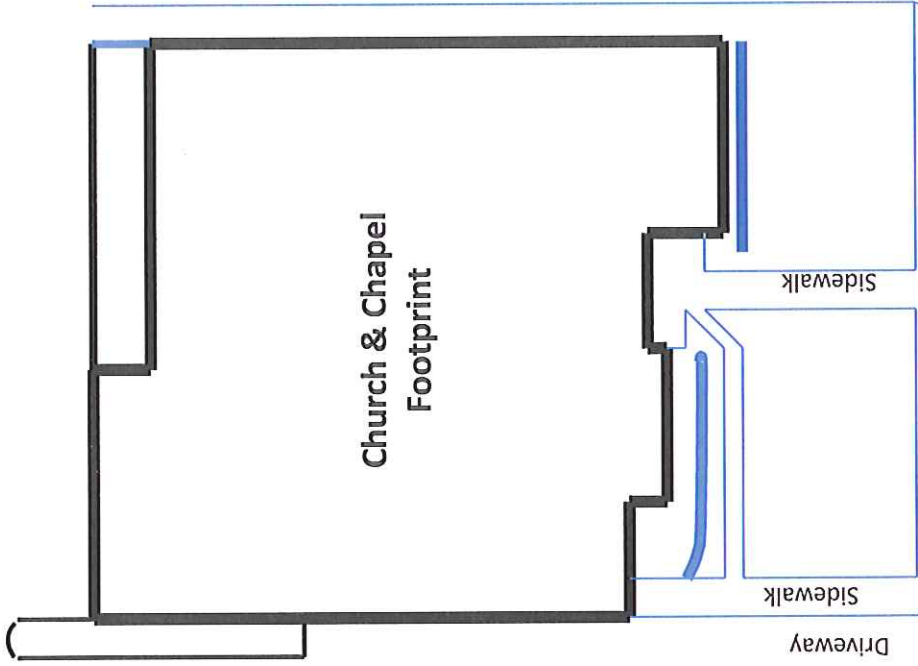
2419 Envelope

Driveway

Parking

Ditch

Sidewalk



Church & Chapel Footprint

Sidewalk

Sidewalk

Driveway

Driveway

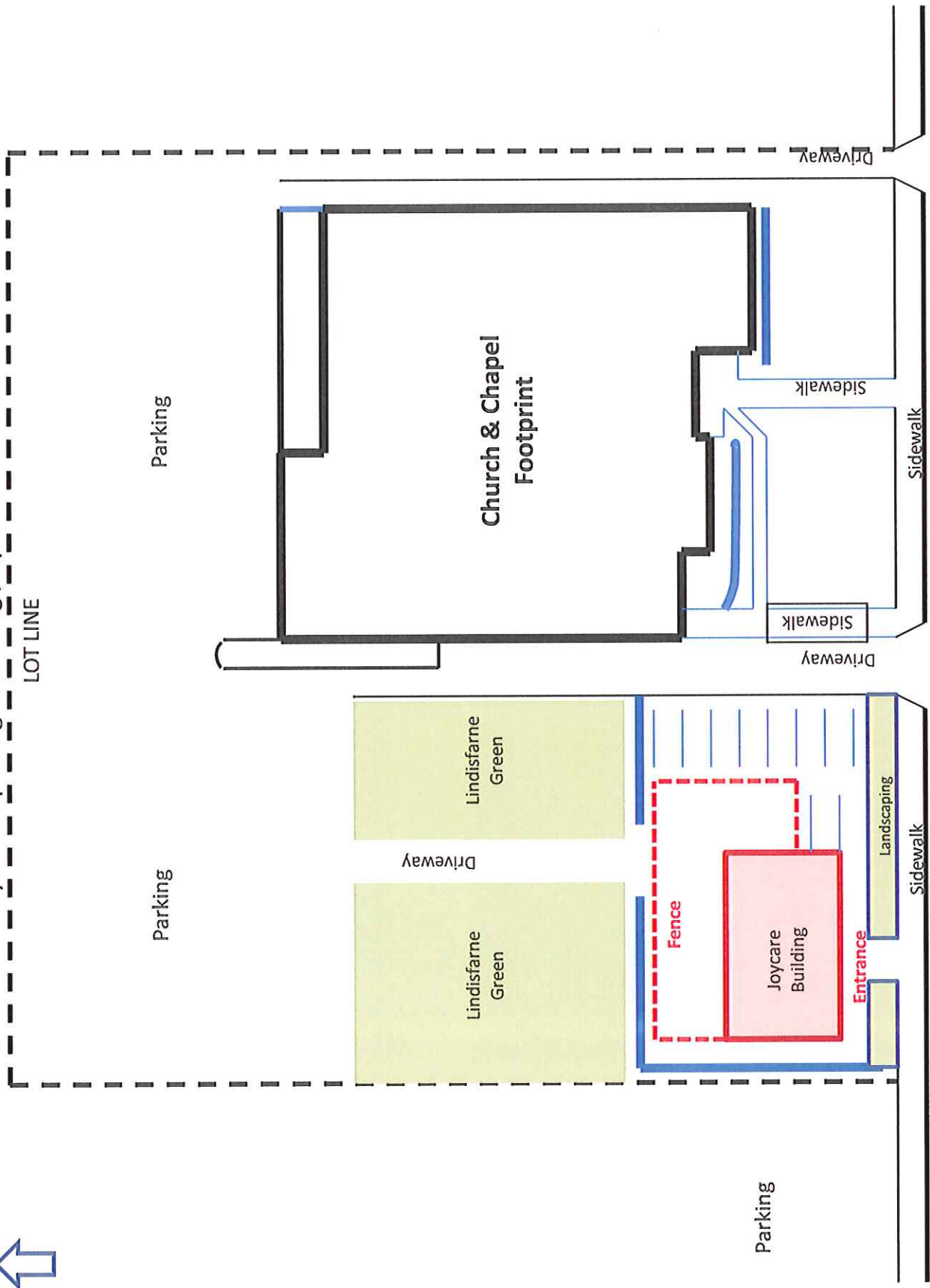
Colorado Avenue



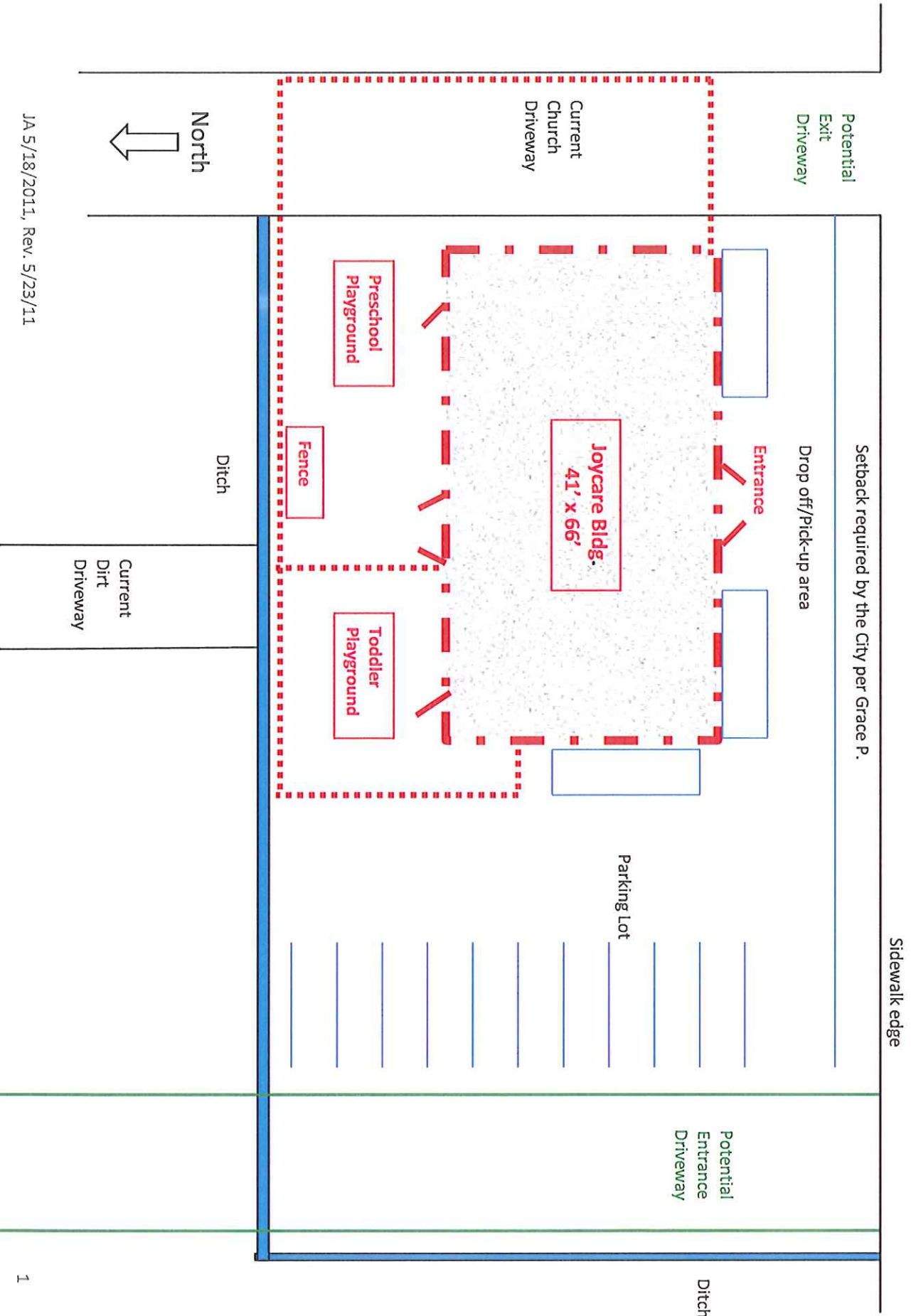
Scale: 1" = 50'

St. Aidan's Church Site Plan With Joycare Replacing 2419 Bldg., Option 1 – no 2419 Curb Cut

LOT LINE



St. Aidan's 2419 lot with Joycare building



JA 5/18/2011, Rev. 5/23/11



St. Aidan's Church Site Plan

Joycare Replaces 2419 Bldg., Move main driveway to west, new Curb Cut, cover ditch

Scale: 1" = 50'

LOT LINE

Parking

Parking

Lindisfarne Green

Church & Chapel Footprint

Fenced Playground

Joycare Building

Entrance

Entrance/Exit Driveway

Drop Off Parking

Staff Parking

Sidewalk

Handicapped Parking

Landscaping

Sidewalk

Ditch

Sidewalk

— SIGN

Exit Only Driveway

Colorado Avenue